



Leduc Alberta

\$389,900

Fantastic location in CORINTHIA PARK! Just steps from the school, parks, and all the amenities the area has to offer, this 1,015 sq. ft. FULLY DEVELOPED BUNGALOW with a HEATED 20' x 25' GARAGE has been lovingly maintained. Numerous UPGRADES over the years include a newer OAK KITCHEN CABINETS with up to date STAINLESS APPLIANCES, new washer, FURNACE (2025), newer hot water tank, PVC WINDOWS, & updated VINYL SIDING and SHINGLES on both the home and garage. The large living room window also features a ROLL SHUTTER for added EFFICIENCY. The main floor offers 3 BEDROOMS, HARDWOOD FLOORING in the kitchen & hallways, and a 4-piece bathroom. The FULLY FINISHED BASEMENT includes an additional bedroom with WALK IN CLOSET, 3-piece bath, and a spacious FAMILY/GAMES ROOM complete with a BUILT IN BAR, it is perfect for entertaining. Situated on a GENEROUS LOT, the property also provides RV PARKING off the BACK LANE and poured concrete sidewalks surrounding the BEAUTIFULLY MAINTAINED YARD. JUST MOVE IN & ENJOY! (id:6769)

Family room 6.76 m X 6 m

Bedroom 4 3.92 m X 3.26 m

Laundry room 3.39 m X 1.91 m

Living room 3.64 m X 4.94 m

Dining room 3.47 m X 2.32 m

Kitchen 3.34 m X 3 m

Primary Bedroom 3.35 m X 3.17 m

Bedroom 2 3.18 m X 2.6 m

Bedroom 3 3.19 m X 2.44 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.horsepowerranch.com/>



Royal

Le Page Noralta Spruce Grove

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

tyson@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.